



Area Plan Commission of Tippecanoe County, Indiana

January 12, 2022

Ref. Number 2022-007

Lafayette Board of Works
20 North 6th Street
Lafayette, IN 46901

SUBJECT: SUBDIVISION VARIANCE – S-5051 CHURCHWOODS MAJOR
SUBDIVISION (MAJOR-PRELIMINARY PLAT)

Dear Board of Works:

Please consider the following variance requests for the subject subdivision at your January 11, 2022 meeting (See also, the enclosed copy of Petitioner's letter to the Area Plan Commission and a reduced copy of the preliminary plat):

1. To eliminate all required improvements to South Beck Lane per USO Section 5.12 (3) ii;
2. To eliminate required improvements to Elston, per USO Section 5.12 (3) i, except for a CityBus pull-off; a sidewalk from the development to the bus stop; and a small bus shelter; and
3. To dedicate additional 18' of right-of-way along Old Romney Road and provide a cement pad at the bus stop closest to the entrance in lieu of doing the required improvements to Old Romney Road (USO Section 5.12 (3) ii).

The subdivider's request before the Area Plan Commission is for a one-lot multi-family subdivision consisting of 15 apartment buildings with a total of 261 dwelling units on 16.25 acres located on the south side of Elston Road between South Beck Lane and Old Romney Road, in Lafayette, Fairfield 31 (SE) 23-4.

(Please use the enclosed VARIANCE DISPOSITION NOTICE to indicate the Board's action on these requests.)

Respectfully Submitted,

Kathleen S. Lind
Senior Planner

cc: Todd Starr, Starr Associates
Jeromy Grenard, Lafayette City Engineer



Starr Associates, LLC
215 Alabama Street
Lafayette, IN 47901

Phone: 765-471-8813
Fax: 765-471-0365
Toll Free: 800-783-5172

January 12, 2022

Ms. Kathy Lind, Senior Planner
20 N 3rd Street
Lafayette, IN 47901

Re: Churchwoods Subdivision – Subdivision Variances

Dear Ms. Lind,

Please find enclosed a request for variance from the Tippecanoe County Unified Subdivision Ordinance. A brief description of the variances is as follows:

- 1) To eliminate all required improvements to South Beck Lane. An additional 5 feet of right of way is dedicated with the preliminary plat. Due to the length and location of the frontage to South Beck Lane, the improvements required by the ordinance seem illogical.
- 2) To eliminate required improvements to Elston Road with the exception of the addition of a Citybus pull-off at the existing bus stop with a small bus shelter and a sidewalk from the development to the bus stop. Due to the non-contiguous frontages of the property to Elston Road the required improvements seem illogical. The Developer agrees with the provisions however would seek coordination with the City of Lafayette so that the Bus pull-off could be constructed in conjunction with the City's planned re-pavement of Elston Road.
- 3) To dedicate additional 18' of right-of-way along Old Romney Road and provide a cement pad at the bus stop closest to the entrance in lieu of doing the required improvements to Old Romney Road.

It is our understanding that by submission of this letter and the attachment that your office will forward to the City Clerk's office for inclusion in agenda for the January 18th Board of Public Works Meeting. Should this not be the case, please contact our office for submittal requirements. Thank you for your time and assistance with this process.

Sincerely,



Scott M. Siple, P.E.
Director of Engineering
Starr Associates, LLC

Attachments 1) Request for Variance from Unified Subdivision Ordinance.

Cc: Mr. Andrew Buche, Integrate Build

PRELIMINARY PLAT CHURCHWOODS SUBDIVISION

A PART OF THE W 1/2 OF THE SE 1/4 OF
SECTION 31-T23N-R4W, FAIRFIELD TOWNSHIP,
TIPECAANEE COUNTY, INDIANA

DESCRIPTION OF CHURCHWOODS SUBDIVISION:

A part of the West Half of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanee County, Indiana, described as follows: Commencing at a Benisen Monument marking the Southwest corner of the Southeast Quarter of said Section 31; thence North 89° 20' 32" East (Bearings are based on WCS84) 1,320.52 feet along the South line of said West Half, to the Southeast corner of said West Half; thence North 00° 29' 07" West 1,150.63 feet along the East line of said West Half, to a point referenced by a Bent 3/4" diameter iron pipe falling South 88° 15' 02" West 22.20 feet, and the Point of Beginning; thence South 89° 15' 02" West 1,045.77 feet to a Schneider Capped Rebar on the East Right-of-Way line of Old Romney Road; thence along the East Right-of-Way line of Old Romney Road, the following Three (3) courses: thence (1) North 15° 34' 12" West 318.23 feet to a 5/8" diameter Rebar; thence (2) Northeastly 186.70 feet, along a tangent curve to the right, with a radius of 360.00 feet and subtended by a long chord having a bearing of North 02° 18' 17" West and a length of 165.21 feet, to a point referenced by a Schneider Capped Rebar falling South 09° 11' 43" East 0.15 feet; thence (3) North 105° 57' 30" East 349.22 feet to a Schneider Capped Rebar on the South Right-of-Way line of Elston Road; thence South 84° 00' 41" East 112.92 feet along the South Right-of-Way line of Elston Road, to a Schneider Capped Rebar marking the Northwest corner of a tract of land owned by the Trustees of the Shiloh Memorial Presbyterian Church of Elston, as described in Deed Book 297, Page 189 & Deed Book 140, Page 112 in the Office of the Recorder of Tippecanee County, Indiana (ORTC); thence along said Shiloh property, the following Two (2) courses: thence (1) South 00° 35' 02" East 217.43 feet to a Schneider Capped Rebar; thence (2) South 84° 00' 41" East 386.50 feet along the South line of a tract of land owned by Thomas K. & Teresa C. Gillem, as described in Document Number 03022559 (ORTC), to a Bent 1" diameter iron pipe marking the Southeast corner of the Gillem property; thence North 00° 35' 02" West 217.43 feet along the East line of the Gillem property, to a Schneider Capped Rebar on the South Right-of-Way line of Elston Road; thence South 84° 00' 41" East 307.71 feet along the South Right-of-Way line of Elston Road, to a Schneider Capped Rebar marking the Northwest corner of a tract of land owned by Brittany A. Latos, as described in Document Number 2022000804 (ORTC); thence along the Latos property, the following Three (3) courses: thence (1) South 00° 00' 31" East 207.89 feet to a 3/4" diameter iron pipe; thence (2) South 62° 53' 40" East 100.22 feet to a Schneider Capped Rebar; thence (3) North 00° 38' 38" West 86.21 feet to the Southwest corner of a tract of land owned by Pamela S. Fox, as described in Document Number 05022994 (ORTC), said point referenced by a 2" diameter iron pipe falling North 76° 44' 02" East 0.44 feet; thence South 88° 14' 13" East 157.25 feet along the South line of the Fox property, to the Southwesterly Right-of-Way line of South Beck Lane; thence South 23° 47' 39" East 19.82 feet along the Southwesterly Right-of-Way line of South Beck Lane, to the East line of the West Half of the Southeast Quarter of said Section 31; thence South 00° 29' 07" East 561.55 feet along the East line of said West Half, to the Point of Beginning and containing 16.253 Acres.

UTILITIES

SEWER AND WATER SERVICE WILL BE CONNECTED TO THE CITY OF LAFAYETTE MUNICIPAL SYSTEMS. SEWER AND WATER MAINS WILL BE EXTENDED TO THE SITE FROM EXISTING FACILITIES, WITH CONSTRUCTION PLANS SUBMITTED TO, AND APPROVED BY, THE CITY OF LAFAYETTE ENGINEER'S OFFICE.

PRIVATE UTILITY SERVICES (POWER, TELEPHONE, CABLE) WILL BE NEGOTIATED WITH INDIVIDUAL SERVICE PROVIDERS.

LEGEND

RP = Iron Pipe Found
SCR = Schneider Capped Rebar Found
BPP = Bent Iron Pipe Found
RF = Rebar Found
RRS = Railroad Spike Found
MBL = Minimum Building Line
GE = Utility Easement
B = Boundary

Bearings are based on WCS84.

SCALE: 1" = 60'

Lot 1
15.906 Acres

BENCHMARK

DESIGNATION: INCHES Station INW
DATUM: NAVD 83
ELLIPSOIDAL HEIGHT: 188.083 Meters (617.070 Feet)
LOCATION: Lat. 40° 27' 25.468" N Long. 86° 53' 34.308" W
ANTENNA: Leica (short mast) ANTENNA SERIAL: 7100019
RECEIVER SERIAL: 355097

BUTTERFIELD NOTE:

Where exterior Lot lines adjoin GB Zoning, there is a 30'-wide, type C Bufferfield (see U22 Section 4-9-2-a for details), unless a variance is obtained.

FLOOD STATEMENT: The subject property does NOT fall within the 100-year flood boundary as shown on the Flood Boundary Maps for Tippecanee County, Indiana (FIA Flood Map Community-Panel No. 1815700045 D dated September 25, 2009).

NOTE #1: No landfills, cemeteries, buildings, lakes, or active water courses were identified within the bounds of the subject property.

NOTE #2: 1.673 Acres of the subject property were identified as Wetland by an Environmental Expert from H & Wap Consulting Services, as shown on the Plat.



DATED: January 12, 2022

SURVEYOR'S CERTIFICATION:

I, Todd Ashley Starr, a Professional Surveyor of the State of Indiana, do hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief this plat is an accurate representation of that survey.

Todd Ashley Starr
Professional Surveyor LS20300028

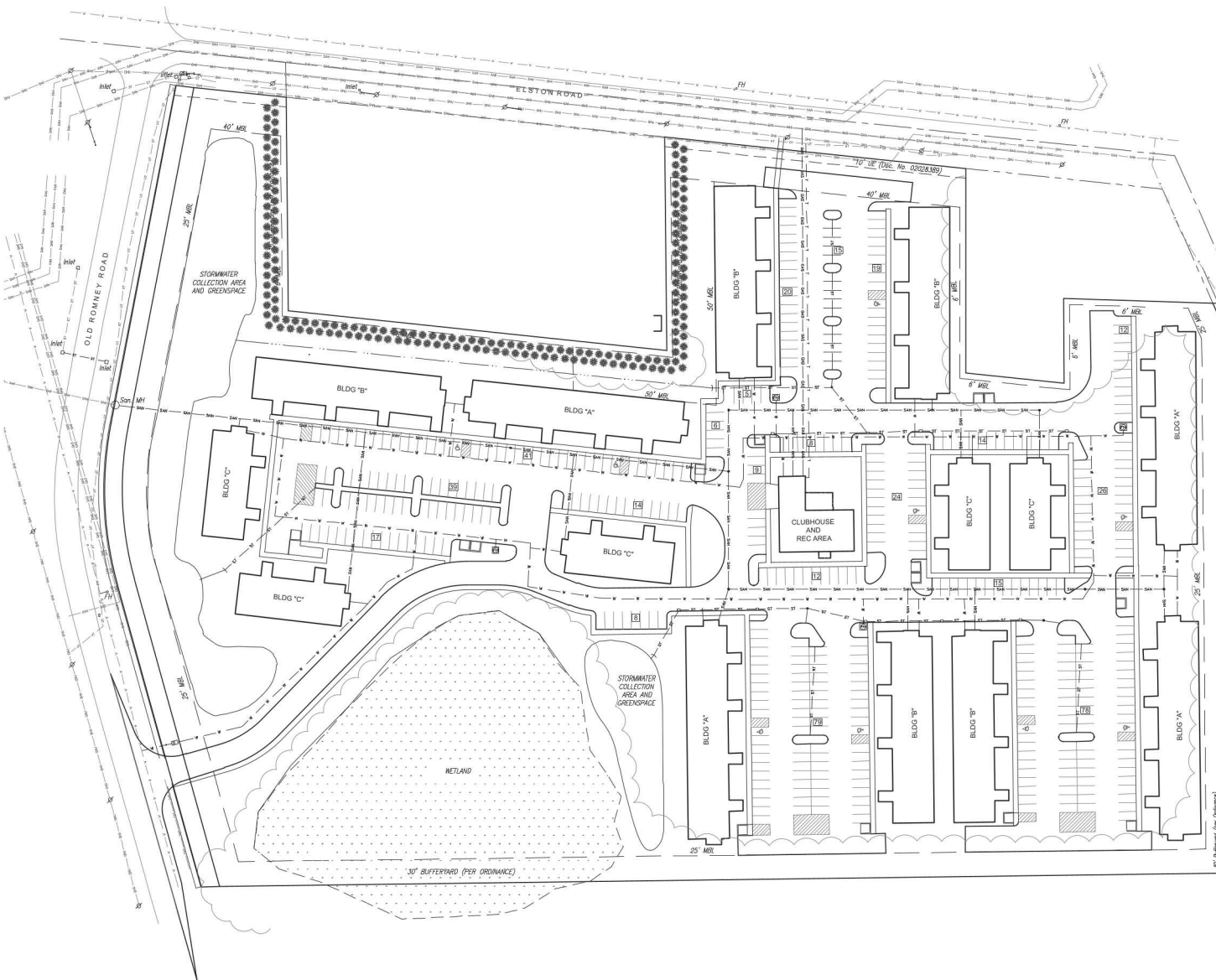
Owner & Developer:
Blackthorn Holdings LLC
1400 W. Lombert Road, Suite E
Brea, CA 92821
Contact: Jackson M. Bogan
Phone: (765) 742-1135

Tax Key No.: 79-07-31-402-001.000-005

TSM Holder: Blackthorn Holdings LLC

Dend: Doc. No. 20212029115

Land Area: 16.253 Acres



BUILDING CONFIGURATION AND UNIT SCHEDULE
TOTAL: 261 UNITS

BLDG 'A' - TOTAL 96 UNITS
24 3-BDR UNITS
48 2-BDR UNITS
24 1-BDR UNITS
BLDG 'B' - 105 2-BDR UNITS
BLDG 'C' - 60 2-BDR UNITS

SITE PARKING
REQUIRED:
461 SPACES PER UZO PARKING GROUP 2*,
INCLUDING 9 ACCESSIBLE SPACES
PROVIDED:
461 SPACES, INCLUDING 9 ACCESSIBLE SPACES

*PARKING GROUP 2 REQUIREMENTS BASED ON:
2 SPACES/3-BDR UNIT, 1.75 SPACES/2-BDR UNIT,
1.5 SPACES/1-BDR UNIT
BLDG 'A' - 6 3-BDR UNITS, 12 2-BDR AND 6 1-BDR
= 42 SPACES/BLDG
X 4 BLDGS = 168 SPACES
BLDG 'B' - 21 2-BDR UNITS
= 36.75 SPACES/BLDG
X 5 BLDGS = 184 SPACES
BLDG 'C' - 12 2-BDR UNITS
= 21 SPACES/BLDG
X 6 BLDGS = 126 SPACES
CLUBHOUSE - (800 S.F. OFFICE ESTIMATED) = 4 SPACES
461 TOTAL SPACES REQUIRED
461 SPACES PROVIDED (INCLUDING 9 ACCESSIBLE)



PRELIMINARY PLAT

CHURCH WOODS SUBDIVISION
OLD ROMNEY ROAD & ELSTON ROAD, LAFAYETTE, IN

SCALE: 1"=50'

DRAWN BY: SMS
CHECKED BY: TAS
APPROVED BY: SMS/TAS
PROJ. NO.: 20210112
CNC. DATE: 12/13/2021
REVISED:

218 ALABAMA STREET
LAFAYETTE, INDIANA 47901
(765) 477-8813



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REQUEST FOR
VARIANCE
 FROM THE
UNIFIED SUBDIVISION ORDINANCE

For Staff Use

File Number	S-
Date Rec'd	
Rec'd. By	

This variance request is part of the following subdivision application:

Subdivision Name: **Churchwoods Subdivision**

Phase (or Replat): **Preliminary**

State the requirements, standards and specifications that the applicant desires modified and to what extent. Include references to the specific sections of the Unified Subdivision Ordinance that are being varied:

Variance #1: To eliminate the required improvements to South Beck Lane; USO Section 5.12 (3) (a) (ii).

Variance #2: To eliminate the required improvements to Road with the exception of providing a Citybus pull off along Elston Road, a sidewalk from the development to the bus stop and a small bus shelter. The construction of the Citybus pull off will be coordinated with City paving activities along Elston Road; USO Section 5.12 (3) (a) (i), (ii) and (ii).

Variance #3: To dedicate additional right-of-way along Old Romney Road and provide a cement pad at the bus stop near the bus stop at the intersection of Old Romney Road and Elston Road in lieu of doing the required improvements to Old Romney Road. USO Section 5.12 (3) (a) (i), (ii) and (ii).

Variance #4:

VARIANCE DISPOSITION NOTICE

SUBDIVISION: Churchwoods Major Subdivision
DEVELOPER: Blackthorn Holdings, LLC
REPRESENTATIVES: Todd Starr, Starr Associates
Scott Siple, Starr Associates

The following variance requests were presented to the Lafayette Board of Works on:
_____, 2022.

1. To eliminate all required improvements to South Beck Lane per USO Section 5.12 (3) ii;
 2. To eliminate required improvements to Elston, per USO Section 5.12 (3) i, except for a CityBus pull-off; a sidewalk from the development to the bus stop; and a small bus shelter; and
 3. To dedicate additional 18' of right-of-way along Old Romney Road and provide a cement pad at the bus stop closest to the entrance in lieu of doing the required improvements to Old Romney Road (USO Section 5.12 (3) ii).
-

It was the decision of the Lafayette Board of Works that:

Variance #1 was [] approved
[] denied

Variance #2 was [] approved
[] denied

Variance #3 was [] approved
[] denied

The Lafayette Board of Works

Gary Henriott, President

Cindy Murray, City Clerk